



**ANNOTATED ZONING AND SUBDIVISION AGENDA
AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, FEBRUARY 7, 2024**

ADDENDUM

This meeting has been properly noticed and posted online at <https://clarkcountynv.gov/agendas> and Nevada Public Notice at <https://notice.nv.gov/>, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found on <https://ClarkCountyNV.gov> by clicking "Top Services" and selecting "Meetings & Agendas". Supporting material for each item, including information provided at the meeting, is available at <https://www.clarkcountynv.gov/comp-planning> for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Mara Weber at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 36 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

ITEMS 37 – 60 are non-routine public hearing items for possible action.

These items will be considered separately.

If you wish to speak to the Board of County Commissioners about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Board of County Commissioners has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose up to a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

1. Public Comments.
2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)
3. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (4 – 36):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. DR-23-0814-JRJ INVESTMENTS, INC:
DESIGN REVIEW for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action)
5. ET-23-400159 (NZN-21-0421)-BENGOCHEA FAMILY LIMITED PARTNERSHIP:
HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.
DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/lm/syp (For possible action)
6. WC-23-400175 (NZN-21-0421)-MILAN T. TRUST & TIBERTI, RENALDO TRS:
HOLDOVER WAIVERS OF CONDITIONS of a zone change requiring the following: 1) drainage study shall be required with future development as determined by Public Works - Development Review; and 2) traffic study shall be required with future development as determined by Public Works - Development Review in conjunction with single family residential subdivision on 15.2 acres in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)
7. WS-23-0735-BENGOCHEA FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive sidewalk and street landscaping; 2) waive water connection; 3) waive technical drainage study; and 4) full off-site improvements in conjunction with a residential minor subdivision on a portion of 15.2 acres for a single family residential subdivision in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District. Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

8. ET-23-400180 (NZC-0914-17)-LOFTS PHASES 2 & 3, LLC:
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 1.3 acres from an H-2 (General Highway Frontage) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMIT for a proposed residential condominium development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) allow non-standard driveway geometrics per Clark County Improvement Standards.
DESIGN REVIEWS for the following: 1) proposed residential condominium development; and 2) finished grade. Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jm/syp (For possible action)
9. ET-23-400183 (VS-21-0695)-AGRAWAL, PAWAN & ROSY:
VACATE AND ABANDON FIRST EXTENSION OF TIME for an easement of interest to Clark County located between Pebble Road and Ford Avenue, and between La Cienega Street and Gillespie Street within Enterprise (description on file). MN/rp/syp (For possible action)
10. VS-23-0853-AGRAWAL, PAWAN & ROSY:
VACATE AND ABANDON a portion of right-of-way being La Cienega Street located between Ford Avenue and Pebble Road within Enterprise (description on file). MH/rp/syp (For possible action)
11. UC-23-0852-AGRAWAL, PAWAN & ROSY:
USE PERMITS for the following: 1) allow a place of worship; and 2) increase building height.
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (RNP-I) Zone. Generally located on the west side of La Cienega Street, 260 feet north of Pebble Road within Enterprise. MN/jud/syp (For possible action)
12. UC-23-0815-USA:
USE PERMITS for the following: 1) overhead power transmission lines; 2) electric substation; 3) public utility structures with all accessory structures; 4) increase the height of utility structures; 5) waive landscaping and screening requirements; and 6) eliminate trash enclosure.
DESIGN REVIEWS for the following: 1) overhead power transmission lines; 2) electric substation; and 3) public utility structures with all accessory/ancillary structures and uses on 351.9 acres in an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone. Generally located on the south side of US Hwy 95, 1,770 feet west of Sky Road (alignment) within Indian Springs. RM/md/syp (For possible action)
13. VS-23-0811-FLAMINGO LV OPERATING CO, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane and between Flamingo Road and Caesars Palace Drive within Paradise (description on file). TS/jor/jd (For possible action)
14. UC-23-0810-FLAMINGO LV OPERATING CO, LLC:
USE PERMIT to allow the primary means of access to an existing outside dining and drinking area from an exterior entrance.
DEVIATIONS for the following: 1) reduce landscaping; 2) reduce the special setback; and 3) deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow a modified non-standard improvement within a right-of-way.
DESIGN REVIEWS for the following: 1) expansion of an existing outside dining and drinking area; 2) exterior façade upgrades; 3) modifications to a previously approved comprehensive sign plan in conjunction with a Resort Hotel (Flamingo) on a portion of 19.4 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South, 200 feet north of Flamingo Road within Paradise. TS/jor/jd (For possible action)

15. VS-23-0848-WHITING VEGAS:
VACATE AND ABANDON a portion of right-of-way being Tree Line Drive located between Zella Avenue and Vegas Valley Drive, and a portion of right-of-way being Vegas Valley Drive located between Tree Line Drive and Hollywood Boulevard within Sunrise Manor (description on file).
TS/sd/syp (For possible action)
16. WS-23-0847-WHITING VEGAS:
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following: 1) finished grade; and 2) modifications to an approved mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/sd/syp (For possible action)
17. WC-23-400174 (ZC-19-0343)-UNCOMMONS LIVING BLDG 1, LLC:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) live entertainment limited to daytime hours when it is within 500 feet of existing abutting residential uses; and 2) temporary outdoor commercial events located within 200 feet of existing abutting residential development and live entertainment associated with a temporary outdoor commercial event located within 500 feet of existing abutting residential development limited to daytime hours in conjunction with a previously approved mixed-use development on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of CC 215 within Spring Valley. MN/jud/syp (For possible action)
18. DR-23-0802-UNCOMMONS LIVING BLDG 1, LLC:
DESIGN REVIEW for a recreational facility in conjunction with a previously approved mixed-use development on 32.5 acres in a U-V (Urban Village Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of CC 215 within Spring Valley. MN/jud/syp (For possible action)
19. WC-23-400181 (ZC-0184-04)-4725 HOLDINGS, LLC:
WAIVER OF CONDITIONS of a zone change requiring planting of shrubs and trees and stone riprapping on the slopes to stabilize the slopes in conjunction with a proposed multiple family residential development on 3.8 acres in an R-4 (Multiple Family Residential District - High Density) Zone. Generally located on the south side of Russell Road and the west side of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)
20. WS-23-0829-4725 HOLDINGS, LLC:
WAIVER OF DEVELOPMENT STANDARDS for alternative building color palette within a Hillside Development.
DESIGN REVIEWS for the following: 1) Hillside Development; 2) increase building height; and 3) a multiple family residential development on 3.8 acres in an R-4 (Multiple Family Residential District - High Density) Zone. Generally located on the south side of Russell Road and the west side of Nellis Boulevard within Paradise. JG/jor/syp (For possible action)
21. WS-23-0697-EAGLE PROMENADE, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a retail building (automobile parts) on a 2.0 acre portion of an 8.4 acre site in a C-1 (Local Business) Zone. Generally located on the west side of Rainbow Boulevard and the north side of Eldorado Lane within Enterprise. MN/md/syp (For possible action)

22. WS-23-0819-JONES 215, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking lot landscaping; and 2) allow modified CMA Design Overlay District Standards.
DESIGN REVIEWS for the following: 1) showroom and vehicle maintenance facility; and 2) finished grade on 14.2 acres in a C-2 (Commercial General) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Roy Horn Way, 460 feet east of Torrey Pines Drive within Enterprise. MN/sd/syp (For possible action)
23. WS-23-0850-SID 52, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscaping; and 2) increased building height.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) signage; 3) lighting; and 4) hotel on a 2.1 acre portion of a 14.0 acre office and commercial complex in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the east side of Quarterhorse Lane and the north side of Post Road within Spring Valley. JJ/md/syp (For possible action)
24. PA-23-700038-DURANGO ROBINDALE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 0.8 acres. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/rk (For possible action)

PC Action - Adopted

25. ZC-23-0744-DURANGO ROBINDALE, LLC:
ZONE CHANGE to reclassify a 0.8 acre portion of a 2.2 acre site from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) outside dining, drinking, and cooking; and 2) eliminate pedestrian access.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified driveway design standards; 2) alternative landscaping; and 3) non-standard improvements in the right-of-way.
DESIGN REVIEWS for the following: 1) tavern; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley (description on file). MN/rr/syp (For possible action)

PC Action - Approved

26. PA-23-700040-BUFFALO & AGATE, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 1.0 acre. Generally located on the southeast corner of Buffalo Drive and Agate Avenue within Enterprise. JJ/gc (For possible action)

PC Action - Adopted

27. ZC-23-0773-CROWE, NANCY D SEPARATE PROPERTY TRUST:
ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) (RNP-I) Zone to a C-2 (General Commercial) Zone.
USE PERMIT for a kennel (dog boarding and daycare).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway throat depth.
DESIGN REVIEWS for the following: 1) a kennel (dog boarding and daycare); and 2) alternative parking lot landscaping. Generally located on the east side of Buffalo Drive and the south side of Agate Avenue within Enterprise (description on file). JJ/jor/syp (For possible action)

PC Action - Approved

28. VS-23-0774-CROWE, NANCY D. SEPARATE PROPERTY TRUST:
VACATE AND ABANDON easements of interest to Clark County located between Agate Avenue and Blue Diamond Road, and between Buffalo Drive and Jerlyn Street (alignment), and a portion of a right-of-way being Agate Avenue located between Buffalo Drive and Jerlyn Street (alignment), and a portion of right-of-way being Buffalo Drive located between Agate Avenue and Blue Diamond Road within Enterprise (description on file). JJ/jor/syp (For possible action)
- PC Action - Approved
29. ZC-23-0665-WHTBX DECATUR, LLC:
HOLDOVER ZONE CHANGE to reclassify 1.0 acre from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for an office/warehouse facility on 4.4 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the northeast corner of Decatur Boulevard and Post Road within Paradise (description on file). MN/sd/syp (For possible action)
30. VS-23-0666-WHTBX DECATUR, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street and between Post Road and Sobb Avenue, and a portion of right-of-way being Post Road between Decatur Boulevard and Cameron Street, and a portion of right-of-way being Decatur Boulevard between Sobb Avenue and Post Road within Paradise (description on file). MN/sd/syp (For possible action)
31. ZC-23-0794-DEAN, JERRY & DEANNA FAMILY TRUST:
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an R-D (Suburban Estates Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) retaining wall height; and 2) modified driveway geometrics.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/jor/syp (For possible action)
32. VS-23-0793-DEAN, JERRY & DEANNA FAMILY TRUST:
VACATE AND ABANDON an easement of interest to Clark County located between Diablo Drive (alignment) and Dewey Drive (alignment) and between Torrey Pines Drive and El Camino Road (alignment) within Spring Valley (description on file). MN/jor/syp (For possible action)
33. ZC-23-0820-COUNTY OF CLARK (FIRE DEPT):
ZONE CHANGE to reclassify a 0.2 acre portion of a 1.3 acre site from an RS5.2 (Residential Single Family 5.2) Zone to a PF (Public Facility) Zone for an existing public facility (park and fire station). Generally located on the south side of Hill Street and the east side of Lincoln Street within Searchlight (description on file). MN/bb/syp (For possible action)
34. ZC-23-0827-A & A III, LLC ET. AL.:
ZONE CHANGE to reclassify 6.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise (description on file). JJ/md/syp (For possible action)

35. VS-23-0828-A & A III, LLC ET. AL:
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Hinson Street (alignment), and between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). JJ/md/syp (For possible action)
36. TM-23-500176-A & A III, LLC ET. AL.:
TENTATIVE MAP consisting of 31 lots and common lots on 6.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise. JJ/md/syp (For possible action)

NON-ROUTINE ACTION ITEMS (37 – 60):

These items will be considered separately.

37. ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: 1) reduce driveway separation; and 2) reduce throat depth for a driveway.
DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
38. WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
39. WS-23-0709-SCT SILVERADO RANCH & ARVILLE, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalk and alternative landscaping; 2) increase wall height; 3) eliminate parking lot landscaping; 4) allow non-standard improvements; 5) reduce departure distance; and 6) reduce driveway width.
DESIGN REVIEWS for the following: 1) modification to previously approved tavern; 2) finished grade on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)
40. UC-23-0817-SOMPHONE & KHOURY, LLC:
USE PERMIT to reduce the separation from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks with alternative landscaping; 2) reduce height setback ratio; and 3) allow talk box to face residential development; and 4) throat depth.
DESIGN REVIEWS for the following: 1) commercial complex; and 2) finished grade on 3.9 acres in a C-2 (Commercial General) Zone. Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/sd/jd (For possible action)
41. TM-23-500174-SOMPHONE & KHOURY, LLC:
TENTATIVE MAP for a 1 lot commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Rainbow Boulevard and Wigwam Avenue within Enterprise. JJ/mh/jd (For possible action)

42. UC-23-0845-HERBST DEVELOPMENT, LLC:
USE PERMITS for the following: 1) eliminate pedestrian realms; 2) eliminate open space; 3) modify front setback; 4) modify requirements for building facades; 5) modify drive aisle location; 6) eliminate pedestrian access and pathway; and 7) eliminate way finding signs.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway standards.
DESIGN REVIEW for a restaurant on a 1.2 acre portion of 2.0 acres in a C-2 (Commercial General) Zone within the Midtown Maryland Parkway District. Generally located on the south side of Tropicana Avenue and the east side of Maryland Parkway within Paradise. JG/bb/jd (For possible action)
43. WC-23-400170 (ZC-0380-05)-EMA HOLDINGS, LLC SERIES D:
WAIVER OF CONDITIONS of a zone change requiring the construction of a slump stone wall with a wrought iron gate along Las Vegas Boulevard North in conjunction with a proposed outside storage yard with a watchman's trailer on 2.7 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the north side of Las Vegas Boulevard North, 400 feet east of Puebla Street within Sunrise Manor. MK/mh/syp (For possible action)
44. WS-23-0766-CLARK PAT GST TRUST & CLARK PAT TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate sidewalks and street landscaping; 2) increase wall height; 3) allow sole access from a collector street; 4) reduce gate setback; and 5) waive full off-site improvements.
DESIGN REVIEW for finished grade in conjunction with a proposed single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Torrey Pines Drive and the south side of Maggie Avenue within Lone Mountain. MK/lm/syp (For possible action)
45. WS-23-0790-WARREN TAUBE FAMILY ASSOCIATION, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive water connection; 2) waive sanitary sewer service connection; 3) eliminate street landscaping; 4) access to a collector street; and 5) off-site improvements in conjunction with a single family residential subdivision on 2.3 acres in an R-A (Rural Agricultural) Zone within the Red Rock Design Overlay. Generally located on the north side of Serene Avenue, 850 feet west of Hualapai Way (alignment) within Red Rock. JJ/dd/syp (For possible action)
46. WS-23-0808-GREENMAP GROUP, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate detached sidewalks and street landscaping; and 2) reduce minimum lot size in conjunction with a minor subdivision on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the north side of Oquendo Road and the west side of Torrey Pines Drive within Spring Valley. MN/rr/syp (For possible action)
47. WS-23-0813-LAS VEGAS ROYAL OWNER, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) alternative driveway geometrics; and 3) gated access.
DESIGN REVIEW for site modifications including a proposed gated entry for an existing manufactured home park on 18.0 acres in an R-T (Manufactured Home Park) Zone. Generally located on the north side of Vegas Valley Drive and the east side of Marion Street within Sunrise Manor. TS/bb/syp (For possible action)
48. PA-23-700026-JJJ LIVING TRUST, ET AL:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/gc (For possible action)

49. ZC-23-0565-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
HOLDOVER ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.
DESIGN REVIEW for a single family residential development. Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)
- PC Action - Denied
50. VS-23-0566-JJJ LIVING TRUST ETAL & FAYEGHI SEAN SHAHRIAR & CAROLINE TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Rainbow Boulevard, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rr/syp (For possible action)
- PC Action - Denied
51. ZC-23-0754-3526 PATRICK LANE, LLC:
HOLDOVER ZONE CHANGE to reclassify 0.5 acres from an RS20 (Residential Single Family 20) (AE-60) Zone to a CG (Commercial General) (AE-60) Zone. Generally located on the north side of Patrick Lane, 570 feet east of Pecos Road within Paradise (description on file). JG/md (For possible action)
52. WS-23-0755-3526 PATRICK LANE, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) buffering and screening standards; 3) increase fence height; 4) allow modified driveway design standards; and 5) allow commercial pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: 1) alternative landscape plan; 2) alternative trash enclosure design; 3) allow an accessory structure (storage/shipping container) not architecturally compatible with the principal building; and 4) plant nursery on 0.5 acres in a CG (Commercial General) Zone within the AE-60 Airport Environs Overlay. Generally located on the north side of Patrick Lane, 570 feet east of Pecos Road within Paradise. JG/md/syp (For possible action)
53. ZC-23-0770-USA:
HOLDOVER ZONE CHANGE to reclassify a 1,636.0 acre portion of 2,272.0 acres from an R-U (Rural Open Land) Zone, an H-2 (General Highway Frontage) Zone, an M-2 (Industrial) Zone, an R-U (Rural Open Land) (AE-65) Zone, and an M-2 (Industrial) (AE-65) Zone to an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-65) Zone.
USE PERMITS for the following: 1) electric generating station (solar photovoltaic facility); 2) electric substation; 3) generation intertie transmission line; 4) increase the height of utility structures; 5) public utility structures with all accessory structures visible from a street; 6) waive landscaping and screening requirements; 7) eliminate trash enclosure; 8) waive noise standards; and 9) allow a communication tower.
WAIVER OF DEVELOPMENT STANDARDS for non-dedication of right-of-way.
DESIGN REVIEWS for the following: 1) electric generating station (solar photovoltaic facility); 2) electrical substation; 3) generation intertie transmission line; 4) maintenance and operations building; 5) public utility structures with all accessory/ancillary structures and uses; 6) final grading for a Hillside Development (slopes greater than 12%); 7) communication tower; and 8) finished grade on 2,272.0 acres. Generally located on the east and west sides of Las Vegas Boulevard North and the northeast side of US Highway 93 within Northeast County (description on file). MK/jor/syp (For possible action)

54. ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 2.5 acres from an R-D (Suburban Estates Residential) Zone to an R-1 (Single Family Residential) Zone for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)
55. NZC-23-0764-LV WS MEYER, LLC:
ZONE CHANGE to reclassify 14.3 acres from a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for a High Impact Project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) dedication of right-of-way.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family development; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 270 feet west of Buffalo Drive within Spring Valley (description on file). MN/md/syp (For possible action)

PC Action - Approved

56. VS-23-0765-LV WS MEYER, LLC:
VACATE AND ABANDON a portion of right-of-way being Warm Springs Road located between Buffalo Drive and Cimarron Road within Spring Valley (description on file). MN/md/syp (For possible action)

PC Action - Approved

ORDINANCES – INTRODUCTION

57. ORD-23-900632: Introduce an ordinance to consider adoption of a Development Agreement with AMH NV 10 Development, LLC for a single family residential development on 4.9 acres, generally located north of Oleta Avenue and west of Conquistador Street within Enterprise. JJ/jm (For possible action)
58. ORD-23-900662: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners through various zone change applications on October 4, 2023, October 18, 2023, November 8, 2023, November 21, 2023 and in Assessor's Book 163. (For possible action)
59. ORD-24-900030: Introduce an ordinance to consider adoption of an amended Development Agreement with Southern Highlands Development Corporation, a Nevada corporation, Olympia Group LLC, a Nevada limited liability company, Section 7, LLC, and all affiliates and related entities, for an approximately 2,950 acre Master Planned Community (Southern Highlands), generally located on the south side of Cactus Avenue, west of I-15 within Enterprise. JJ/ja (For possible action)

AGENDA ITEM

60. ADDENDUM AG-24-900060: Discuss special events and live entertainment related to major events, and direct staff accordingly. (For possible action)

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.